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A DISCOURSE

SHEWING THE

GREAT ADVANTAGES

THAT

New-Buildings,

And the Enlarging of

Towns and Cities

Do bring to a NATION.

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A Diſcourſe ſhewing the great advantages that New-Buildings, and the enlargning of Towns and Cities do bring to a Nation.

THere is nothing that is more the intereſt of the Prince, or Governours; or which conduceth more to the preſent Proſperity, or future greatneſs of a Nation, then to incourage the Builders of Houſes: And, yet by a general miſtake, nothing of late hath been thought more prejudicial and deſtructive to it; The reaſon of this great miſtake might ſeem to ariſe from thoſe two Calamities that fell on this Nation one year after nother (*viz.*) the Plague, and Fire of *London*; for by the firſt, 200000 people dying in one year, the fall of Rents of the Land was occaſioned, Corn, Meat, and Wooll, that was want to Feed and Cloath thoſe 200000 perſons, now wanting Vent, occaſioned the Market to fall, and the price of the Land muſt follow the Price of its Comodities: By the latter, though not an immediate cauſe; yet the City being re-built faſter then the Inhabitants could remove, by reaſon of Leaſes and other circumſtances that detained them, the fall and loſs of Rent in the Houſes was occaſioned; and thus the Country and City being both loſers, do both (as often loſers uſe to do) lay the fault on their beſt Friends, and charge there want of Tennants to their Land and Houſes on the increaſe of the New-Buildings in the Suburbs. The firſt ſaying, that it drew the People out of the Country, and ſo Depopulated the Countrey: And the latter, that it ruined the City by taking away the Trade of it

But how unjuſt theſe two accuſations are, will appear by ſhewing the great advantages that New-buildings, and the inlarging of Cities are to a Nation; and by anſwering the two great Ob-

jections, which are, that New-buildings do Impoverish the City, und Depopulate the Countrey; And lastly, by proving, That the true cause of the increase of Buildings, is from the blessing of the Creation, *Increase and Multiply*, accompanied with the present Peace, and Prosperity of the Government.

The advantages will appear under these four heads, First, that New-buildings enrich the People, (2.) that they add to the strength of a Nation. (3) that they are the Glory of a Nation, (4.) that they are the advantage of the Prince and Governours, by increasing their Revenew and rendring people more easily Governed.

First, it Inricheth the People by increasing the Arts, and Wayes for the People to live on; for the effects of Labour and Art are Riches; no Man can be supposed to imploy his Time and Labour, unless he get by it

Now in all Nations there are above 100 persons that are poor, and have nothing but their labour to pay for their eating to one that is Rich, that is, that have either Land, Moneys, or Goods, for the maintenance of his Life; Now if these poor are not imployed, the Nation gets nothing by their eating; and although there are several other ways to imploy them, yet in all Nations there are not enough in proportion to the number of the poor.

Now the imployment and Arts belonging to Building are many; as first of the Bricklayers, Carpenters, Plasterers, Masons, Glasiers, Painters, Smiths, Plummers, and many others; besides great number of day Laborers, that these several Artificers imploy; And all these get a Livelyhood and Profit by their Labour; which otherwise might have been fed by the Parish and Charity of others.

Secondly, in the imployments that New-buildings bring to a Nation, is from the use and consumption of the several materials and the Profits that arise by selling of them, which those several Artists make use of; as the Profit that ariseth from the Earth, to make Brik the Profit that is paid for the Timber, for the Stone, for the Iron, for the Lead, by which a great number of People are imployed as those that belong to the Quarries, Iron-works and Mines, all which are the improvements of the Land, and turn to the advantage of the Countrey Gentlemen.

Thirdly, the imployments from those several Wayes and Arts by which the People are imployed, by the furnishing these New built Houses,

Houſes, by all which half the People of the Nation are imployed, as the Upholſterer, Pewterer, Braſier, and a great many more Trades, and from the Digging and Selling the Minerals and Materials which theſe ſeveral Artiſts uſe, by which ſeveral hundreds of Families are maintained, who have all their dependance on New buildings.

Fourthly, the imployments that are occaſioned by Building are the beſt that a People can be imployed in, and have the moſt advantagious effects; becauſe it hath this peculiar advantage that the Market is never over ſtockt with the Goods that are made by the imploying of thoſe hands, which often happens to all other imployments; as in making of Stuff and Cloath, and ſeveral other Comodities; by which the Prices of the Goods do ſo much fall, when there is more made then the conſumption of the People or Market can take off, that there is greater loſs to thoſe Goods that were made before, then what is gained by the imploying of the hands in making of new; ſo that then, the Profit by the Labour of the Poor is loſt, and it is much the ſame thing as if their food had been given them *gratis*: But this never happens in the Building of new Houſes; for the Building of New Houſes raiſes the Rent of the Old ones; and that this is ttue, appears becauſe in the ends and out-parts of all Cities and Towns, Houſes are of leſs value then they are in the middle. Now when Cities and Towns ſo flouriſh, that they incourage Builders, ſo that by the addition of New-buildings thoſe Houſes that were before the ends and Out-parts of the City or Town ſtand nearer to the middle; then the Rents of thoſe Houſes riſe in proportion as they become nearer to the middle of the Town, and this may be ſeen if we examine the flouriſhing condition of the City of *London*, within this forty or fifty years by comparing the ſeveral, then ends of the Town with its preſent condition; As to inſtance in the *Strand*. which within this forty or fifty years was the end of the City; but now by the addition of the New-buildings of *Covent-Garden*, *Lincolnes-Inne-Fields*, *Clare-Market*, and thoſe towards *Pickadilly* and St. *James*, the *Strand* is much nearer the middle of the Town, and the Rents of the *Strand* ſince that time are more then doubled, that is a Houſe that was then worth but twenty pounds *per Annum*, is now worth fifty; And the ſame may be obſerved at the other end of the Town without *Biſhops-gate*;

For

For by the addition of New-buildings in *Spittle-Fields*, those Houses without *Bishops-gate* that were worth twenty pounds *per Annum*, are now worth thirty; and so likewise at other ends of the Town, where there has been any addition of New-buildings; the like may be observed: That which further proves this, is, that the greater the Towns are, the Rents of the Houses are the dearer; as the Houses in *Bristoll*, *Exeter*, *York*, and other great Towns, are dearer then Houses of the same dimentions in the adjoyning Villages; which could not be, if the number of Houses did occasion the cheapness of them.

The reason that the Rents of Houses rise, is from the increase of Trade; and Trade is increased by the number of Inhabitants. Now the Inhabitants cannot be increased without new Houses be Built.

The fifth consideration of advantage is from the improvement which the Inhabitants or Traders make by living in those New built Houses: And it was this peculiar happiness and advantage which belongs to the Building and Inlarging of Cities, which made the first Founders of Cities of such Renown, and so much Deified of old: For a Company of Men by only living together, are by the exercise of several Arts and Callings, able to Feed and Cloath themselves; which if the same number of Men lived asunder, must starve; or live upon the Charity of others: As for instance, if in a hundred New Houses, there Inhabit a hundred several Trades, (*viz.*) a Draper, a Hosier, a Millinor, a Shoomaker, a Mealman, a Butcher, a Baker, a Brewer, *&c.* The Draper serves the whole Ninety nine with Cloath; and for his Cloath he hath Stockings, Gloves, Shooes, Meal, Meat, and all other conveniences. Thus by the Traffick with those Ninety nine, he is Fed, Cloathed, and furnished with all necessaries and convenienees; and so are all the rest Fed and Cloathed, and maintained by the Profit of Exchange one with another. Now if these men had not lived together, they could not have had this Commerce one with another; and having no other way of living, they must either have starved, or been Fed at the charge of others.

Now that it doth Inrich the Inhabitants and Traders; it doth appear further by the continual increasing of New-buildings: for

for if the Tennants and Traders did not thrive, and maintain each o ther by living in these New-built Houses, they could not pay their Rents; and if the Rents were not paid for those already built, it would discourage and totally put a stop to the Building of New Houses; for the Builder lays out his Money inexpectation of an improvement by Rent, and it were a madness to expect Rent for new Houses if there were none paid for those that were before built.

The Sixth great advantage that must be attributed to Cities and New-buildings (for those advantages that are attributed to a City, the same may be to the increasing of it, because the advantage thereby is made the greater) is, that the increasing of the Inhabitants of a City, increaseth the Emulation of the People; and Emulation increaseth Industry; and Industry Riches: There are two great Causes, of Labour and Industry, Necessity for Food and Emulation; The necessity of Hunger makes Men Industrious, but when Hunger is satisfied, Industry is at an end till a new provocation of Hunger makes them work again; and those People that have no other design, but to satisfie that necessity continue always miserably Poor, as it is observed in those that only work from hand to month; for Hunger hath Intervalls, and so hath the Labour for it, as the Proverb saith, When the Belly is full the Bones will be at rest. But Emulation provoaks a continued Industry, and will not allow no Intervals or be ever satisfied: The Cobler is always indeavouring to live as well as a Shoomaker, and the Shoomaker as well as any in the Parish; so every Neighbour and every Artist is indeavouring to outvy each other, and all Men by a perpetual Industry, are strugling to mend their former condition: and thus the People grow rich, which is the great advantage of a Nation: and this benifit ariseth solely from Cities; for in a Countrey Solitude there is little Emulation, for there if a Man be Fed and Cloathed he is a Prince to himself, for there is no body by him that is better Fed and Cloathed.

The Seventh advantage by New-buildings, is that they alter the way of Expence, so that by the same mony expended, a greater number of People are imployed, which is a great benifit to the Nation; for those that live in the City, spend more of their Revenew in Cloathes, then those that live in the Country. Now five pounds spent in Cloaths, is of more advantage to the Nation, then

twenty

twenty pounds ſpent in Eating and Drinking. In the Countrey the Air is ſharp and provoaks hunger, and the great end of all Mans Labour there is to ſatisfie that craving appetite. And the pleaſures of a Country life are good Eating and Drinking; but in the City the Air is thicker, and leſs quantity of Meat ſuffiseth, and not being ſo violently preſſed by that appetite; their minds are more at leaſure to gratifie ambition, which is expreſſed by Cloathing and furniſhing of their Houſes, and in the uſe of ſeveral other things that are invented for the Pomp and eaſe of life. Now he that ſpends five hundred pounds *per Annum*, if he lives in the Country he ſpends four in Eating and Drinking, and but one in Cloaths; whereas if he live in the City, he ſpends one half of his Revenew in Cloaths and other neceſſaries for his Houſe; Now for every five pounds that is ſpent in Cloathing and Furniſhing a Houſe, there is above ten perſons to one that gets by the expence of the ſame Money in Meat and Drink: As to inſtance by the making of one Suit of Cloaths how many are maintained. The Cloathier, the Spinſter, Carder, Weaver, Fuller, Dreſſer, Draper; for Stockings the Spinſter, Knitter, Hoſier. For Hats, Hatmaker, Haberdaſher. For Shooes, Tanner and Shoomaker. For Gloves, Leather-Dreſſer and Glover. For Linen the Merchant, Linen-Draper and Semſtris, beſides all thoſe that are concerned for the triming with Ribbans. The Merchant for Silk, the Throſter, Dier, Weaver, Milliner, and for Silk-Lining Weaver and Mercer, beſides the Button-Seller and Button-maker Silk-man and Taylor, and ſeveral other attendants or underworkers to thoſe ſeveral Trades. But to the feeding of a Man there is but the Graſier, Farmer, Butcher, Mealman, Miller, Molſter and Brewer, hence it appears that there is much greater advantage to a Nation, from thoſe that live in the City, then by thoſe that live in the Country.

The Second Arguments for New-buildings and inlarging of Towns, is, that they increaſe the Strength of a Nation; Firſt, by collecting and preſerving the number of Inhabitants together. Secondly, by increaſing the number of People, becauſe in Cities and Towns they propagate faſter then in the Country.

Number of Subjects is the Strength of a Prince, and *Vis unita fortior*, is moſt certainly true; and the greater the City or Town is,

is the more difficult to be taken by an Enemy, provided it is as well Scituated and Fortified as a leſs.

For when a City is large it will require a vaſt Army to make the Circumference to Beſiege it, beſides, by the number of Inhabitants they are an Army within themſelves, and ready always to defend themſelves and oppoſe their Enemy.

2. The next is, that the people increaſe faſter in Cities and Towns then in the Country, and number is ſtrength. A Sedentary life, good food, and warm cloathing are the great friends to propagation; and theſe are the advantages of a City life; Men that live in Cities uſe not their bodies to ſo much labour as Country imployments require. And then the imployments of the Brain is better paid, for then the labour of the Body, and by being better paid they are better fed. The day Laborer hath but eighteen pence a day, when Handicraft Trades-men, as Carpenters, Bricklayers, and the like have half a Crown, others five Shillings, ten ſhillings a day, as the myſterie is greater, and upon this account by having better pay; they that live in the Cities are better cloathed and warmer Houſed. By this means there Bodies are not ſo much expoſed to the inconveniencies of weather, for too much heat or cold, do either too much exhauſt or chill the Protinck Spirit; and that is the reaſon that all Creatures that live wild, do propagate in the Spring, or fall, when the Air is moſt temporate; and Creatures that are kept tame, as Pigeons and Rabbets do propagate oftener then wilde, becauſe they are better fed, leſs in motion, and not ſo much expoſed to the inconveniences of weather.

The third Argument for inlarging of Cities is, that great Cities are the Glory and reputation of a Nation; the Fame and Renown of a City gives Credit and Reputation to the Citizens. A man that is born in a great City, hath more Credit by it among Forreigners, then to be born of an Ancient Family; for the former is more known to them then the latter. When *Rome* was in its greatneſs, it was accounted a very great Honour to be born a Citizen of *Rome*; and the greateſt favour their Friends and Allies deſired, was to be Free of their City.

Now Credit and Reputation are great advantages, in that they Facilitate Commerce, by enabling the people to buy Goods

upon Credit, by which they readily comply with every alteration of the Market, and manage their Trades with leſs Stock; ſo that by ſome quick returns of the Market, they may ſometimes pay their Creditors with the return made by his own Goods.

Another advantage the greatneſs of the City brings to its Inhabitants is, that it invites many ſtrangers and travellers to ſee it, who ſpend their money in it; and are generally the beſt ſort of Cuſtomers: how great a profit doth ariſe from this curious humour of ſeeing of Rarities is beſt known to the Inhabitants of *Italy*, ſome Towns there having no other ſubſiſtence then from ſuch Gueſts.

The fourth argument for new Buildings and inlarging of Towns and Cities is, from the advantage they bring to the Prince and Governours by increaſing the Prince's Revenue, and rendering the People more eaſily governed: The People that live in Cities are more eaſily governed, becauſe mens eſtates that live in Cities are in Trade lying diſperſed in ſeveral mens hands, which when ever there is any diſturbance in the Government are more in danger of being loſt, then if they were in-land, therefore the peace and quiet of Government is more the Intereſt of Citizens then of thoſe that live in the Country.

Secondly Cities are generally under the care of a particular Governour, whoſe Preferment by the Government ingages him to a watchful performance of his Truſt: The preſence of the Governour doth eaſily prevent thoſe diſturbances, which were they at diſtance might often ruine the Government: by this Policy the *Ottaman* Power governs ſuch vaſt Dominions, laying the Country deſolate; and driving all the People into Cities and Towns.

Secondly, His Majeſties Revenues are increaſed, as,

Firſt, by the duty of Hearth-money, 2*ly*, by the Cuſtoms that are paid for Timber, Boards, and Wainſcoat, and Laſtly by increaſing of Trade in general, by which His Majeſties Cuſtoms are now doubled within Forty years. For the People that live in Cities are ſerved with Commodities from other places, the Duties that are put upon theſe Commodities raiſe a great Revenue, and they are under a neceſſity of paying before they have their Goods, which if the People were diſperſed and did not live in Cities, no ſuch Duty could be collected.

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The objections againſt the increaſe of Buildings are, Firſt, that they ruine the Trade of the City, and thereby impoveriſhes it; and will in ſhort time depopulate it.

The Second is, that they depopulate the Country by drawing the Gentry and Commonalty into thoſe new Buildings, and thereby is occaſioned the great fall of Rents in the Country.

Theſe are two great charges and the Builders were great offenders for doing ſo much miſchief both to City and Country, were what is objected true; But this Charge is ſo far from truth that the contrary, is moſt true, for if new Building were ſuppreſt it would certainly leſſen the Trade of the City, and occaſion the fall of Rents in the Country, and be the ſole cauſe of preventing the greatneſs of the City, and future proſperity of the whole Nation.

And Firſt to make it appear, that new Buildings in the Suburbs do not take away the Trade of the City.

The Trade of the City is either Whole-ſail or Retail, now firſt that it doth not leſſen the Whole-ſail Trade of the City is plain, for the Merchants and Whole-ſail Trades who deal in great quantities of Commodities, are unwilling to divide their Goods into ſmall parcels, and therefore their Cuſtomers are the Retailers: now the increaſe of Buyers whereſoever they live is the advantage of the Seller, therefore the increaſe of Retailers whereſoever they live is the advantage of the Merchant, and Whole-ſail Trader, it being the ſame thing to them whether their Cuſtomers live in the Suburbs or Citie, ſo they pay them for their Goods; for all Retailers wherever they live muſt come into the City to buy of the Merchant or Whole-ſale Trades, for in the City is the Staple of all Goods, and it will and muſt continue there unleſs *London* Bridge be removed, and the River made navigable; hence it appears that neither the Merchant nor Whole-ſail Trades ſuffer any prejudice by the increaſe of Trade and new Buildings in the Suburbs.

Secondly, the Retail Trader receives no loſs by the increaſe of new Buildings in the Suburbs, or at leaſt no other loſs then what is ocaſion'd by ſetting up of his Apprentice; for thoſe that did at firſt ſet up a retail trade in the Suburbs, muſt be ſuppos'd to have ſerv'd their times in the City, for the Suburbs are but the Swarm of the

So they that have ſince ſet up, have either ſerved theirs in the City, or with a Maſter that did ſerve in the City, for no man can be ſuppoſed to venture on a Trade he hath no skill in, ſo that the Traders of the Suburbs were the Apprentices of the City: now it muſt not be reckoned a diſadvantage to the Maſter, that his ſervant ſhould ſet up the trade for which he paid a conſideration to learn; but if it were, it is much the leſs if his ſervant ſet up in the ſuburbs then if he ſhould take a Shop in the City, becauſe the greater the diſtance he is from his Maſter, the leſs prejudice he will do by intercepting his Maſters Cuſtomers; therefore none will ſuppoſe that the Retailers of the City have any reaſon to complain of the new Buildings in the Suburbs upon this account, becauſe it only afforded an opportunity to their Apprentices to ſet up; for the Retailers cannot drive their Trades without Shops to ſhew their Commodities, and if there were no more new Buildings and no Trades to be but in the City, then the Apprentices that are to come out of their times, muſt ſtay till either their Maſters die or break, or by being grown very rich give over, and theſe things happen ſo ſeldom and the Apprentices grow out of their time ſo faſt, that not one half of them could have places to ſet up in; for it muſt follow that every year the ſeventh or eighth part of the City muſt die, break, or give over, and no man muſt continue longer to trade then ſeven or eight years, or elſe when the City is once full; there can be no room for the Apprentices to ſet up in, if they ſhould all have an intention ſo to do, by this means after their friends have given a conſiderable ſum of money with them for to learn a Trade, and they having been Servants for ſeven years, they would be in a worſe condition then before, not only by the loſs of time in which they might have learnt ſome other way to live, but being bred ſo long in the ſoftneſs of a City life, they are now become unfit for the labour of the Country; and therefore this muſt not be ſuppoſed of Citizens that they having taken money with their Apprentices, to learn them their Trade ſhould complain of a prejudice from new Buildings in the Suburbs, becauſe otherwiſe a great number of their Apprentices would have been under an impoſſibility of ever having a place to ſet up in: But it will plainly appear that the Citizens have no reaſon to complain: Such is the happineſs and advantage which

attends

attends new Buildings in the Suburbs, that they do not leſſen the Trade of the City but increaſe it.

And that this is *de facto* true, appears, becauſe the Rents of the houſes in the City have riſen with the increaſe of the Suburbs: Now the Rents of Houſes couldnot increaſe, if the Trade did not, but muſt have decreas'd if the Trade had: For the value of a Houſe, eſpecially for a Retail Trader is increaſed, as the Tenant may be ſuppoſed to have an increaſe of Trade by living in it. Now the Rents of the Shops and Houſes in the City, though they are fallen ſince the Fire, are yet increaſed within an hundred years to treble the value; An Houſe that was then worth but Twenty pounds *per Annum*, is now worth Threeſcore, and this will appear to be ſo to any that will examine the old Leaſes then, with this preſent time, which ſheweth that the Trade hath increaſed in proportion. Now this muſt be occaſioned by the increaſe of the Houſes in the Suburbs, for the City was then full of Inhabitants, and could have no augmentation of Trade from its own Inhabitants; that the City was then full, appears by the Bills of Mortality, which are a good calculation of the number of people; for the number that died in it every year for 40 years together, was much about the ſame (excepting years of great Mortality) which may be computed to be about 2500 one year with another, varying an hundred or two as the years proved more or leſs ſickly: For in the years 1608, 1609, 1610. there died in the City 2391, 2494, 2326. And the years 1648, 1649, 1650. there died in the City 2480, 2864, 2301. Though in the ſame ſpace of time, the general Bills of Mortality were increaſed above 2000, as in the years 1608, 1609, 610. the general Bills were 6758, 7545, 7486. And in the years 1648, 1649, 1650. the Bills were 9283, 10499, 8749. But becauſe about the year 1650. ſeveral great Houſes in the City were built into Tenements; as the Biſhop of *Londons* and others, thereby increaſing the Inhabitants, the Bills of Mortality were raiſed to be about 3000. and ſo continued for every year after, which plainly ſhews that the City was full, and that the raiſing the Rents in the City muſt be from the New-buildings in the Suburbs. And the reaſon is, becauſe the Builders, Traders and Inhabitants of New-houſes, bring more Trade to the City then the New-traders in the Suburbs take away, That is, the Trade

that

that is occaſioned by the Expences of the Carpenters, Bricklayers, Plaſterers and other Artificers; the Trade by the Selling of the Materials, as Timber, Brick, Iron, Lead, &c. The Trade by the Inhabitants and Traders in theſe New-houſes, together with the Improvements that the ſeveral Landlords make; all which do very much increaſe the Trade of the City; for whatſoever Improvements are made, turns to the Increaſe of Trade; For he that is worth five hundred Pounds, ſpends more in Cloth and Diet and other neceſſaries, then he did when he was worth but one hundred. And it will further appear, that New-buildings cannot ruine the Trade of the City, by the Re-building and Reinhabiting of the City: For if the Objection had been true, the greateſt part of the City had ſtill layen in its Aſhes: For had it been probable that Trade would not return to the City, but it might have been detained by the New-buildings without, it had diſcouraged men from New-building the City. Yet notwithſtanding the fear it was under of removeal, and the great advantage the out parts had by entertaining it, and the difficulty there is to remove a Retail Trade from a place (moſt people remembring more the place, then the Man) and the great encreaſe of Buildings in the Suburbs ever ſince the Fire, yet the City hath gradually Increaſed, as may be obſerved by the Bills of Mortality, and the Trade is in a manner returned; and now the City hath almoſt the number of its Ancient greatneſs, for the laſt years Bill, which was no Sickly year, was 2817. which wants not much of 3000. being the uſual number before the Fire. By all which it appears that the City ſuffereth no prejudice, but receives an advantage from the Increaſe of Building.

The other Objection is, that it depopulates the Countrey, and this has as little in it as the former.

The Inhabitants of the Country are either Gentrey, Yeomen, or Farmer, and Grafier, or Plough-men, and Laborers, or elſe Workers of Wool and other Artificers.

Now if New-buildings did drain and depopulate the Countrey, of any of thoſe Inhabitants that are the Managers and Workers of the product of the Land, then it would neceſſarily follow, there would be leſs made of the Countrey Comodities; and ſo conſequently it would appear that Corn and Cattel, Wool, Cloath, and

and all other of the Countrey Manufactures, would grow ſcarce and alſo dear; for dearneſs doth always accompany ſcarcity, for the value of all Comodities ariſeth from the occaſion and neceſſity there is of them; but the contrary of this is true, for there was never a greater plenty of Corn and Cattel of *England*, Wool, and all other Manufactures then at this time, and they were never cheaper, ſo that there is more made then the conſumption and occaſion can take off; therefore there is not wanting Inhabitants in the Country to manage, and work up the produce of it, ſo that New-buildings do not drain the Countrey of thoſe Inhabitants. And as for the Gentry, there is no reaſon they ſhould be confined to the Countrey, for if the fall of Rents be occaſioned by their coming to Town; the occaſion of that loſs comes from themſelves, and therefore the Builders not to be blamed; but the fall of Rents in the Countrey, cannot be from the Gentries coming to live in the Suburbs, with others that cannot get imployment in the Countrey; for if there are enough left in the Countrey to manage, and work up the product of the Countrey, then there can be no leſs. for the People muſt be Fed and Cloathed where ever they live; beſides, by the Gentries and others coming to Town; the way of their conſumption is altred as was obſerved before, whereby a greater number of people are imployed in the Countrey by the Gentries living in the City. For though their may be ſome Towns in the Countrey, wherein there may be ſeveral Houſes ſtand empty, and the Towns almoſt forſaken for want of Inhabitants; yet this doth not imploy that the New-buildings in the Suburbs, do draw any of thoſe Inhabitants away, for if the Houſes themſelves, had any power to attract; they would preſerve their own Inhabitanss; but poor People remove becauſe their way of Lively-hood is removed, as it happens to thoſe Towns where the Sea hath forſaken them, and to others where the Manufactures are removed; and therefore the builders are not to be blamed for providing any of theſe People an imployment, which otherwiſe muſt have ſtarved, or been fed by Charity.

Now the charge of the Carriage of the Proviſions and other neceſſaries, does not fall upon the Countrey, but the Inhabitants of the City; for if there were no more of the product of the Countrey, then would be every year conſumed; the Inhabitants of the

City,

City being under a neceſſity of having it, becauſe they can't live without it, would be forced to pay very dear for the fetching of it; and this is evident for Corn, and all other Victuals is alwayes dearer at *London* then in the Countrey; and therefore the fall of Rents in the Countrey muſt be aſcribed to ſome other Cauſe, then New-buildings about *London*. That which muſt be the cauſe is, that the product of the Conntry, is greater then the Conſumption; taht is, that there is more Corn, Wool and other Commodities of the Countrey, then the People can diſpoſe of; which makes Plenty, and Plenty makes things Cheap; now the value of the Land muſt fall in proportion to the value of the Goods that are procured from it; that which hath occaſioned it, is, that the improvements in the Conntrey, are greater then the increaſe of People.

The improvement of the Countrey are many, as the drawing of Fenns, the ſowing of Sanfoyn and other Seeds, the diſparking of Parks, the incloſing of Forreſts; by which there are increaſes of Rents made, that do equall the fall of Rents of thoſe Counties where the improvement is made, by all which wayes, Corn, Hay, Wool, and other Manufactures, are more plentifully ſtored then heretofore; now there is not an increaſe of the People in proportion. Firſt, becauſe of the great Plague in which the Nation loſt 200000 Souls; and Secondly, the going away of the People to New Plantations, and to improve *Ireland*.

The Remidies againſt the fall of Rents in the Countrey, were firſt an Act of Parliament to bring down Intereſt to four *per Cent.* Secondl, an Act for general Naturaliſation. By the firſt, the loſs of Rents would be recompenced; for if the Land in *England* be fallen a Fifth. That which was Twenty Pounds *per Annum*, is worth now but ſixteen: And if ſixteen Pound *per Annum* to be ſold, would yeild as much Money as Twenty, there would be no loſs: Which it would do, becauſe four hundred Pounds can bring in but ſixteen *per Annum* at four *per Cent*, which would be ſooner given for ſixteen Pounds *per Annum* in Land, then it will be now given for twenty *per annum*. Money being now at ſix *per Cent*, becauſe we loſe one *per Cent*, by purchaſing at 20 years purchaſe. By the ſecond, the future fall of Lands would be prevented, becauſe by a general Act of Naturallization, Forreigners would be invited to live here, and the Increaſe of Peo-

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ple would occasion a consumption of the Product of Land in proportion to the Improvements.

The true cause of the Increase of New-buildings, is from the blessing of the Creation, increase and multiply accompanied with the Peace and prosperity of the Government.

That the people do increase by the ordinary course of Nature, and that there is more born then dye, I shall not need Argument to prove, to those that believe the Scripture; the History of the Creation, and of *Noahs* flood: For otherwise it had been impossible for the World to have been peopled. For though the Creator of the World was pleased to add long life to the *Antidiluvian* Patriarchs, for the more speedy peopling of the World, it being computed to be but sixteen hundred and odd years between the Creation and the Deluge, yet it was but a reasonable advantage, for in so short space of time, from the off spring of two persons, the World was very well peopled; yet after the Flood we do not read of such long life, but the World is again repeopled by *Noah* and his Off-spring from the natural increase of more being born then dye, so that in the space of little more then five thousand years, as is generally computed since the the Flood, we by experience find a vast number of people in all parts of the known World, notwithstanding those extraordinary destructions of mankind that have been and are still made by Wars and Plague; and besides the great hindrances and designes against the blessing of the Creation, the Propagation of mankind that are practiz'd by the Turck and the Pope. The first by Castrating of the Male, the later by Claustring of vast numbers both of Male and Female, and forbidding Marriage to the whole Tribe of the Clergy, by which the encrease of a vast number of people are prevented, which later designe hath been a severer Judgement against the race of mankind in those places where it hath been Practiz'd, then either the Sword or Plague, which we may a little guess at if we consider what a numerous Off-spring came frome *Abraham* by *Isaac* in the space of about 400 years; which was to the time the Children of *Israel* went out of *Egypt*, which were 60305 men from 20 years old and upwards; besides Women, Children, which if so great an encrease came from the Off-spring of one person, what might

have been produced from the vaſt number of Clauſtered perſons, ſince the firſt time of that impoſition: For the promiſe to *Abraham* that his Seed ſhould be as the ſand of the Sea, did imploy, that he ſhould have Iſſue, and that it ſhould be laſting, and continue on the earth, rather then any, extraordinary and more then natural encreaſe from that Iſſue: For we do not read that the Jewiſh women had more Children, or that the men were longer lived then thoſe of other Nations. And the Clergy of other Nations have ſhowne themſelves as prolifick, where they have allowed themſelves Marrriadge as other people.

That this matter of fact is true, that there are more born then die. Mr. *Grants* in his obſervations on the Bills of Mortality, hath undoubtedly proved. And the reaſon why the Bills of *London* do not ſhew the encreaſe of Chriſtnings, is becauſe the Diſſenters to the Church of *England*, do not Regiſter their Chriſtnings, whereas all that dye are Regiſtred; for before the Diſſenters did increaſe, the Chriſtnings did exceed the Burialls, as in the year 1604. the Burialls were but 5219. Whereas the Chriſtnings were 5458. and almoſt every year for ſometime after ſhewed an increaſe of Chriſtnings; but as Diſſenters increaſed, the Bills altered, as it appears after in the years 1658, and 1659. the Burrials were 14993, 15756. and the Ceriſtnings but 6170, 5690. Now it can never be ſuppoſed that there was no more borne in thoſe years then there was fifty odd years before, ſeeing the people are encreaſed above donble the number, as it appears by the Bills, for none of the years are ſickly; ſo that it is very evident that people do encreaſe. By what proportion they increaſe Mr. *Grant* hath likewiſe obſerved, by which he Calcu'ated, that the Inhabitants within the Bills of Mortality doubled in eighty years, and thoſe in the Countrey in two hundred and eighty.

But if we take the calculation nearer, we ſhall find that the people within the Bills of Mortality, have almoſt doubled in leſs then thirty years; for in the years 1648 and 1649, the Bills of Mortality were 9223, 10499. and in the years 1676, 1677, they were 18733, 19667. by which it appears that the numbers are almoſt doubled, nor is this increaſe ſo great, as what Mr. *Grant* hath obſerved by the Bills of Mortality of *Amſterdam*; for that in ſeven years, *viz.* from 1617 to 1624, there were Chriſtned

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52537, and there died in the ſame time but 32532; ſo that the Chriſtnings did exceed the Burials 20005. Now if we allow three in one hundred according to Mr. *Grant* Computation; and allow 9000 to be the Increaſe of the Burials from the year 1650 to 1677; Then the Increaſe of the Inhabitants of *London*, will be ſince that time 300000. Now it is not to be imagined that theſe 300000 could have continued together, if New Houſes had not been built to receive them: for Houſes are Hives, and without new ones the ſwarm would be loſt, and the People would remove to ſome part of the World.

That the People cannot Increaſe their number without Increaſe of Houſes is evident, by which hath been obſerved from the Bills of Mortallity of *London*; for that in the ſpace of forty years together. The number was about 2500 till ſome Houſes were built into Tenements, and after that the Bills were about 3000.

The truth of this is yet further confirmed by the obſervation of the effects, that the reſtraining and diſcouraging of Builders have had upon the Nation; Firſt, from that Act that was made in 35 of Q. *Eliz.* to ſuppreſs New-buildings; and Secondly, from the Act made in the late Uſurper *Olivers* days, to charge new Foundations, the effects of both which were, that the People as faſt as they did Increaſe, were forced to ſome other parts of the World for want of Houſes, and the imployments that are occaſioned from them, and the profit that would have riſen to the Nation from their labour and conſumptiou was loſt; Firſt, for by that Act of Parliament made in 55. of Q. *Eliz.* days, although it was but a Probationary Act to continue till the next Seſſion of Parliament; yet it had that influence to diſcourage, and reſtrain the Builders: that after it was expired, no man durſt Build without a Licenſe, and the Parliament being ſenſible of the great prejudice, the ſuppreſſion of Building was to a Nation; did adreſs to His late Majeſty on that behalf, as appears by my Lord *Cooks* Reports: Now the prejudice was very viſible, for that the number of Inhabitants within the Bill of Mortallity, did not Increaſe ſo much in the ſpace of thirty years, as they did in the next ſeven years; when there was free liberty to build; for in the years 1618, 1619 and 1620, the Bills of Mortallity were 9590, 7999, 9694, and in the years 1648, 1649, and 1650, they were 9283, 10949,

 9749.

9749. So that the Increaſe of theſe 30 years were not a thouſand, now in the year 1655, and 1657, the Burials were 11548 13915 12430, by wich it appears, that in theſe next ſeven years the Bills were increaſed two thouſand: now it cannot be ſuppoſed but that the People did propagate as often in thoſe 30 years, as did in the next ſeven years after; and therefore it muſt follow, that for want of Houſes and imployment thereby, the People did remove to ſome other part of the World as faſt as they Increaſed: Now the number of thoſe that then removed, were not leſs then 300000 if the Computation be made from the Increaſe of the Burials of the next thirty years, as we obſerved before; and there is no other reaſon to the contrary, except that of reſtraning of Builders. And that the People did go out of the Land is plain, for in thoſe 30 years ſix Plantations were begnn *(to wit.) New England, Virginia, Maryland, Barbadoes*, St. *Chriſtopherus*, and *Bermudos*, in which Plantation of *New-England*, ſome compute near an hundred thouſand Families; how great an advantage, ſo great a number of People which are in all theſe Plantations would have been to the Nation, and what little profit they now yield, is apparent to every man that conſiders.

Secondly, the ſame ill conſequences may be obſerved from that Act of Parliament, made in the late Uſurper *Olivers* days, to charge new Foundations; which did ſo diſcourage and ruine ſo many Builders; that for ſeven years together, while the memory and fears of that Act did continue, there were no New Buildings, and the increaſe of the People were again driven away for want of Habitations and imploy, as appears by the Bills of Mortallity; for in the years 1656 and 1657 about which time the Act was made, the Bills were 13915, 12430, and in the years 1662 and 1663, the Bills wer 13652, 12732. About which time the Builders began to be Incouraged as appears, for that St. *James-Market* Place, and ſome other part of the Town, began to be then built. So that in this ſpace of time, there appears no Increaſe, though in the ſame ſpace of time a little before; the Bills were Increaſed 2000 as we did obſerve; and in the next ſpace of time after, the Bills were Increaſed above 3000. For in the years 1671, 1672, the Bills were 18230, 17504, which ſhowes plainly, that the People were neceſſitated to remove into other parts of the world,

for

for want of Imployments and Habitations; and this appears to be true, for that great Island of *Jamaica*, was Planted at that time.

And that the cheif cause of the begining and growth of these Plantation, was from the suppressing and discouraging of the Builders; (though some are of opinion, but they were occasioned by the Laws against Dissenters from the Church of *England*) is very manifest; because, if the putting those Laws in Execution, had been the Cause, there would have been as great Plantations began since; for within these 15 or 16 years, severer Laws have been made against the Dissernters, then any that were in force in those times; and yet becaufe there hath been a liberty to Builders, no new Plantation hath since thriven: whereas, on the contrary in *Oliver* the late Usurpers days, though there was then liberty of Conscience, the great Plantation of *Jamaica* did then succeed.

Another ill consequence of this Act made to charge new Foundations was, that it occasioned the Rents of the land in the Country to fall.

For the number of people that were driven away in this space of these seven years, were about 100000. if the Calculation be made from the 3000. increase of the Burialls in the next seven years after.

Now the loss of those 100000. people, with the loss of the 200000. that died of the Plague in two or three years after, was the occasion of that suddain fall of Rents of Land in the Countrey, as appears plainly, for 300000 people are a twentieth part of the whole Nation, allowing six Millions of People in *England* and *Wales*, according to Mr. *Grants* Calculation, so that if the Land did yeild every year as much as did feed and maintaine the whole number, then the Rents of the Land must fall twelve pence in the Pound to allow for the loss of those Goods which the twentieth part of the Nation did before consume. And because this twelve pence in the Pound was not equally divided, some Land fell a fourth and fifth to make the proportion of those that did not fail.

Thus I have shewed, that the people do increase, and that they cannot be preserved together, unless they are imployed in Building. *Romulus* therefore began his Government with the foundation of a City, and the States of *Holland* have followed the same example, to lay the foundations of the future greatness of their Government, having twice thrown down the Walls of their Capital

pital City, and at the publick charge made their Graffs and Streets to encourage the Builders; and the ſame method have all the reſt of their Cities followed, outbiding one another in their offers of Priviledges for the inlarging of them, and it hath ſucceeded accordingly for within the laſt fourſcore years, ſince they cal'd themſelves *Poor Diſtreſſed States*, that Government, is thrice as Rich, Strong and great as they were before. Now, if the Building and enlarging of a City be of ſo great an advantage. If the employing of the poor makes a Nation Rich, if number of People make it Strong, if a great City be the Glory of a Nation, if it renders a people more eaſily governed, and encreaſes the Princes Revenue; and if it be impoſſible for a Nation to be either Rich, Strong or Great, without encreaſe of Buildings: If all this be true, that the Builders are ſuch publick Benefactors to a Nation, it will be thought very ſevere that they ſhould receive a particular puniſhment for doing ſo much good.

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